

**105/1 Burnda Street, Kirwan, Qld 4817**



**Townhouse For Sale**

Friday, 24 May 2024

105/1 Burnda Street, Kirwan, Qld 4817

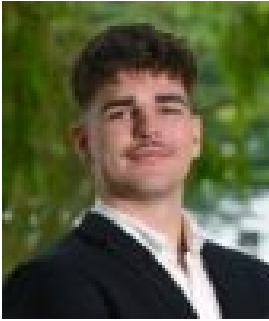
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 166 m2**

**Type: Townhouse**



Ben Faulks  
0747559559



Nicky Faulks  
0403023663

## Offers over \$295,000

Townhouses don't come better than this! It's open plan living at it's very best. You will love the modern designer kitchen; sleek, spacious and very functional. It overlooks the generously proportioned and fully air-conditioned dining and lounge area that makes up the heart of the ground level living area, as well as a laundry and toilet. The living zone flows out onto your own individual courtyard, perfect for your potted plants and alfresco dining. Upstairs, three oversized built-in bedrooms await you. The master bedroom has a new air-conditioner and offers a walk through robe, and a tastefully designed ensuite. The other 2 bedrooms are also air-conditioned with built ins and large windows to capture the breezes. Afternoon refreshments on the patio in your back courtyard can be followed by a dip in the resort style pool or if you are feeling energetic, why not invite friends for a game of tennis on the complex's own court. Your safety and security are enhanced by remote gate access front gates and lock up garage. This is a superb complex and you'll love living here! Phone Nicky or Ben anytime for an inspection. COUNCIL RATES: \$1829 per half year BODY CORP: \$9480.76 per annum (less \$1422.10 if paid on time) = \$8058.66 plus \$196 per quarter Building work fund until 1st March 2027 RENTAL \$420 per week - nearing completion of lease soon, tenant can re-sign or you can owner occupy